



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



12 Deancroft Road, Chalfont St Peter. SL9 0HF.

£755,000 Freehold

**Hilton King and Locke are delighted to bring to market this spacious detached bungalow, situated in the ever-popular Deancroft Road, on the Chalfont Common side of the village, benefitting from huge potential to extend to the side, rear and/or into the loft (STPP) and no onward chain.**

The property comprises of two double bedrooms, living room, fitted kitchen, family bathroom and separate WC, along with a garage and off-street parking.

As you enter the property through the front door you are greeted by the bright and airy entrance hall which provides access for all rooms. There are two large double bedrooms, which both benefit from built in storage. The living room is a great space and has sliding doors out onto the rear patio which allows for an abundance of natural light to flood in. The extended kitchen/dining area features plenty of work surface space, dishwasher, oven, fridge freezer, hob, and extractor. With units at both base and eye level there is ample storage. This also provides a comfortable fit for a six-seater table as well as sliding doors looking out onto the rear garden. Back into the hallway there is a three-piece bathroom suite as well as separate WC.

At the front of the property there is a paved driveway providing off street parking for multiple cars and a garage along the side access to the rear garden, which, is a fantastic, well kept, mature garden which is mainly laid to lawn with a large patio accessible from sliding doors from both the kitchen diner and the living room providing plenty of space for seating and outside entertainment.

Deancroft Road is situated in leafy Chalfont Common, which provides stunning countryside walks and is still within close proximity to Chalfont St Peter Village centre, shops & amenities. Additionally in nearby Gerrards Cross, you will find additional shopping facilities and transport links via Chiltern Rail, getting



you into London Marylebone in approximately 22 minutes. Amersham and Chalfont & Latimer station is nearby and offers the Metropolitan Line, London Underground services. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) which also offer access to Heathrow and Gatwick Airport.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Gayhurst School, Maltmans Green School, Robertswood School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



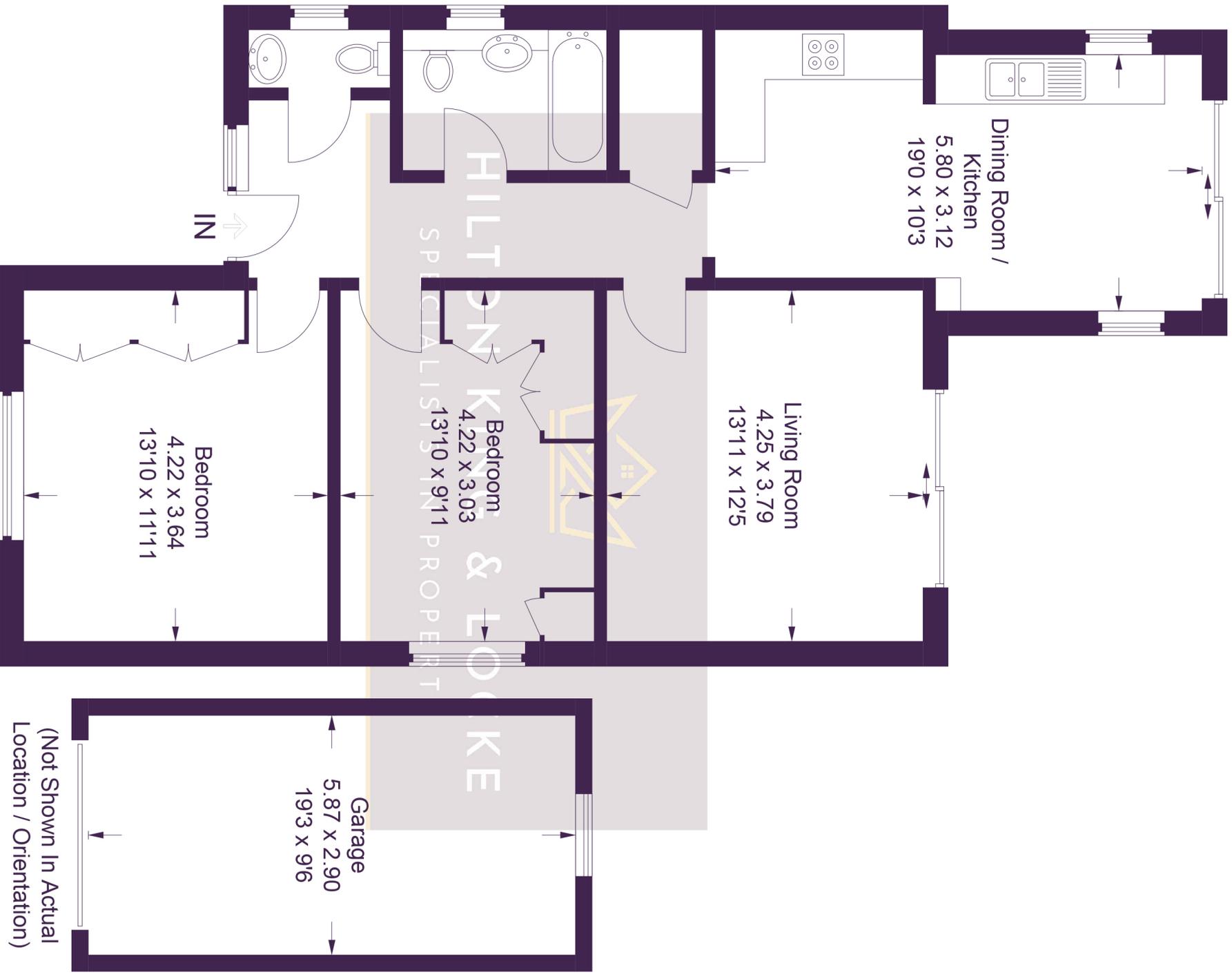
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# 12 Deancroft Road



Approximate Gross Internal Area = 82.6 sq m / 889 sq ft  
Garage = 17.0 sq m / 183 sq ft  
Total = 99.6 sq m / 1,072 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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